



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
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ACTIONS TAKEN
MARCH 9, 2021

The web based meeting (hosted on Zoom) was called to order by Chairman Theodore Haddad Jr. at 7:33 PM.

Present were Sidney Almeida, Candace Fay, Chairman Theodore Haddad Jr., Ryan Hawley, Angela Hylenski, Rick P. Jowdy, James Kelly, Michael Masi, Robert Melillo, and Alternate Nelson Merchan Jr. Also present was Planning Director Sharon Calitro.

Absent was Alternate Thomas Nejame. Chairman Haddad said they do not need to seat anyone because all of regular members are present. He then noted that they still have a vacancy because they are waiting for a replacement for Alternate member Michael Henry who resigned to take a seat on the City Council.

Mr. Melillo led the Commission in the Pledge of Allegiance.

Mr. Kelly made a motion to accept the February 23, 2021 minutes. Mr. Melillo seconded the motion and it was passed unanimously by voice vote.

Chairman Haddad asked for a motion to deviate from the order of the agenda.

Mr. Melillo made a motion to deviate from the order of tonight's agenda and take care of the New Business before they start the Public Hearing. Mr. Kelly seconded the motion and it was passed unanimously by voice vote.

NEW BUSINESS:

Petition of SC Ridge Owner LLC to Amend Sections 4.H.2.b.(2)(a) & 4.H.2.b.(3)(b) of the Zoning Regulations. Public hearing scheduled for May 11, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.

Mr. Melillo made a motion to accept this petition, refer it to the Planning Commission for a recommendation, put on file in the Town Clerk's office, and forward to any other agencies as may be required. Mr. Masi seconded the motion and it was passed unanimously by voice vote.

Petition of SC Ridge Owner LLC to Amend the Master Plan for The Summit (approved June 23, 2020). Public hearing scheduled for May 11, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.

Mr. Melillo made a motion to accept this petition, refer it to the Planning Commission for a recommendation, put on file in the Town Clerk's office, and forward to any other agencies as may be required. Mr. Kelly seconded the motion and it was passed unanimously by voice vote.

PUBLIC HEARING:

Application of E.W. Batista Family LP/Collector Car Services LLC, 39 Miry Brook Road (F19009) for a Certificate of Location Approval for a Motor Vehicle General Repairer's License in the IL-40 Zone.

Mrs. Hylenski made a motion to close the public hearing. Mr. Kelly seconded the motion and it was passed unanimously by voice vote. Mr. Melillo made a motion to move this application to item number one under the Old Business on tonight's agenda. Mr. Jowdy seconded the motion and it was passed unanimously by voice vote.

Mr. Melillo then made a motion to deviate from the order of the agenda and act on the Old Business as the next item before opening the public hearing. Mr. Kelly seconded the motion and it was passed unanimously by voice vote.

OLD BUSINESS:

Application of E.W. Batista Family LP/Collector Car Services LLC, 39 Miry Brook Road (F19009) for a Certificate of Location Approval for a Motor Vehicle General Repairer's License in the IL-40 Zone.

Mr. Melillo made a motion to approve this application with the following stipulations: (1) No Outdoor storage of repair vehicles is allowed; (2) All repair work must be performed inside the facility; (3) Any vehicles parked outside must be in full repair and full operational quality; and (4) No repair test drives can be done through any residential neighborhoods adjacent to Miry Brook Road. Mrs. Hylenski seconded the motion and it was passed unanimously with nine ayes from Mr. Almeida, Mrs. Fay, Mr. Hawley, Mrs. Hylenski, Mr. Jowdy, Mr. Kelly, Mr. Masi, Mr. Melillo, and Chairman Haddad.

CONTINUATION OF PUBLIC HEARING:

Petition of BRT Sconset LLC to Amend Section 4.A.6. of the Zoning Regulations. (Add Cluster Active Adult Development to the RA-20 & RA-40 Zones.)

Mr. Melillo made a motion to close the public hearing. Mrs. Fay seconded the motion and it was passed unanimously by roll call vote with nine ayes from Mr. Almeida, Mrs.

Fay, Mr. Hawley, Mrs. Hylenski, Mr. Jowdy, Mr. Kelly, Mr. Masi, Mr. Melillo, and Chairman Haddad.

At 11:41 PM, Mrs. Fay made a motion to adjourn. Mr. Almeida seconded the motion and it was passed unanimously by voice vote.

Respectfully submitted,

JoAnne V. Read
Planning Assistant